

# Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 470  
GASES NO. 85-7C, 85-8C and 85-10M/79-14F  
September 9, 1985

At its public meeting on September 9, 1985, the District of Columbia Zoning Commission authorized the scheduling of a public hearing for the following:

## CASE NO. 85-7C

ANC-2C

Request of the Alpine Associates Limited Partnership for a consolidated review and approval of a Planned Unit Development (PUD). The PUB site comprises lots 42, 853 and 854 in Square 568, is located in the northeast quadrant of the intersection of Third and E Streets, N.W., and contains approximately 29,815 square feet of land.

The applicant proposes to construct an office building. The project will have a height of 130 feet, a lot occupancy of 74 percent, a gross floor area of 208,700 square feet, a floor area ratio (FAR) of 7.0, and underground parking to accommodate two hundred-twenty three cars.

## CASE NO. 85-8C

Request of the Prospect Joint Venture for consolidated review and approval of a Planned Unit Development (PUD) and related change of zoning from R-1-A to R-5-A for lots 2-7, 801, 806, 809-811, 815-818, and 825-828 in Square 2225 with a portion of a street proposed to be closed. The PUD site fronts on Porter Street, N.W. beginning approximately 227 feet west of Williamsburg Lane, comprises approximately 258,250 square feet of land, and is presently unimproved, except for three vacant dwellings, two of which will be razed to permit the proposed development.

The proposed development will be a residential structure containing 202 dwelling units, ranging from approximately 613 gross square feet to 1220

ANC-3C

gross square feet in size. The structure will be a single ten-story building stepping down in height to eight stories. The dwelling unit mix will be sixty-nine efficiencies, forty one-bedroom units, sixty-one one-bedroom with den units, and thirty-two two-bedroom units. An outdoor swimming pool, a patio deck over the garage, and underground parking to accommodate approximately 266 cars will be provided. The proposed development will have a floor area ratio (FAR) of 0.83, and a lot occupancy of ten percent. Large areas of the site will remain undisturbed in their natural wooded state, and pedestrian and vehicular access to the site will be from Porter Street,

CASE NO. 85-10M/79-14F

Request of the First Federal Savings of Arkansas, F.A. and the NS&T Bank, N.A. for a modification to an approved Planned Unit Development (PUD) at 3905 Reservoir Road, N.W. - Hillandale. The applicants seek to modify some of the development conditions in Z.C. Orders No. 305 and 412 to make the development of the property, under the PUD, economically feasible. The developer of the project is the Kettler Brothers, Inc.

ANC-3B

The previously approved single-family residential use, the 0.40 floor area ratio (FAR) density of the property, and the forty foot maximum building height will remain the same. The total number of houses proposed for the entire PUD site will be reduced by one with the proposed modifications from 268 houses to 267 houses. There will be no change in overall project access and no overall loss of trees caused by the proposed modifications. The modifications will result in a net gain in the amount of trees preserved on the site (approximately 1/2 acre more tree preservation). The proposed modifications include the following:

1. The deletion of the below-grade, common structured parking facilities approved by the Zoning Commission for the unbuilt housing clusters;
2. Adjustments in the location and configuration of the housing clusters;
3. Modifications of some of the tree preservation areas; and
4. Modifications in the architectural design of the houses to improve their marketability,

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It is therefore hereby ordered that Cases No.  
85-7C, 85-8C and 85-10M/79-14F be scheduled for  
public hearing, Formal. "Notices of Public Hear-  
ing " are forthcoming.

A handwritten signature in black ink, appearing to read 'C. B. Tucker', written over a horizontal line.

CECIL B. TUCKER  
Acting Executive Director  
Zoning Secretariat

zco470/BOOTHW